

**ORDINANCE NO. 20091210-053**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1304 AND 1308 LAVACA STREET AND 301-303 WEST 14<sup>TH</sup> STREET FROM DOWNTOWN MIXED USE (DMU) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from downtown mixed use (DMU) district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-2009-0095, on file at the Planning and Development Review Department, as follows:

Lots 1, 2, and 3, Block A, Old City Subdivision, a subdivision of record in Travis County, Texas, and the North 57.52' of Lot 7 and the North 57.53' of the East 29' of Lot 8, Block 157, the Original City of Austin, as more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 1304 and 1308 Lavaca Street and 301-303 West 14<sup>TH</sup> Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 21, 2009.

**PASSED AND APPROVED**

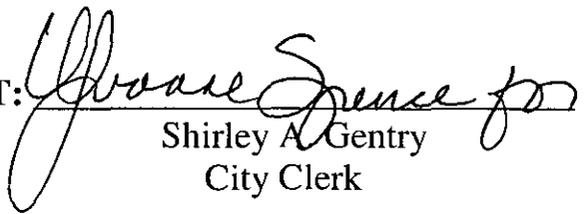
December 10, 2009

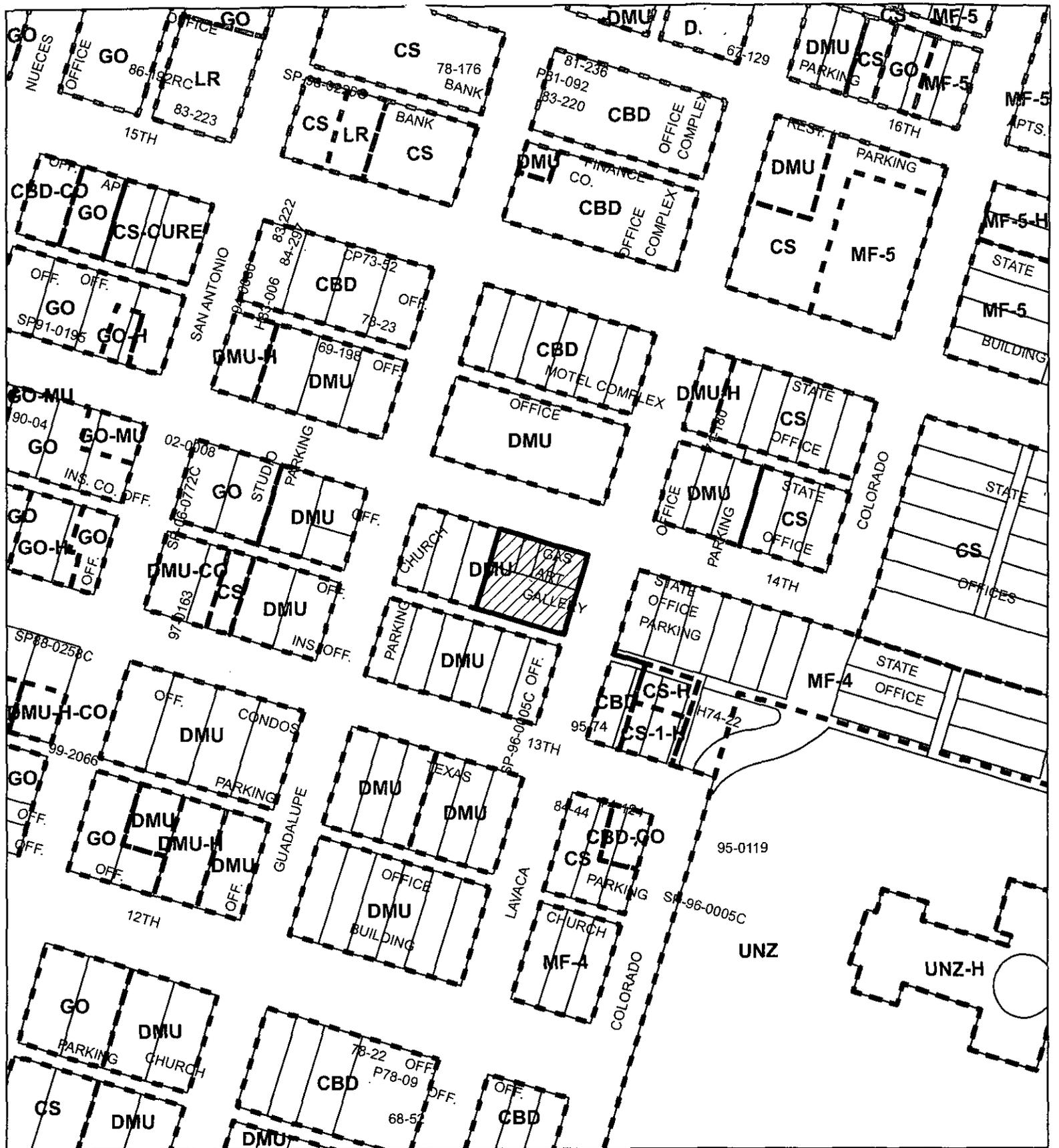
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Lee Leffingwell  
Mayor

**APPROVED:**   
David Allan Smith  
City Attorney

**ATTEST:**   
Shirley A. Gentry  
City Clerk



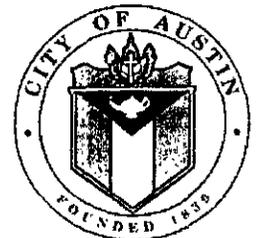
**Legend**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 200'

**ZONING Exhibit A**

**CASE NUMBER: C14-2009-0095**  
**ADDRESS: 1304-1308 LAVACA ST & 301-303 W 14TH ST.**  
**AREA AC: 4059 AC**  
**GRID: J23**  
**CASE MGR: C.PATTERSON**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.